



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-43-17

Property Address: 1519 Carson Street

Property Owner: Patricia Edgerton

Project Contact: Patricia Edgerton

Nature of Case: A request for a 7.5' front yard setback variance from the Five Points East Neighborhood Conservation Overlay District regulations set forth in Section 5.4.3.F.3.a. of the Unified Development Ordinance, a 5' rear yard setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance and complete relief from providing the two off-street parking spaces required by Section 7.1.2. of the Unified Development Ordinance in order to construct a detached house with an 18' front yard setback, a 15' rear yard setback and no off-street parking on a .21 acre property zoned Residential-10 and Neighborhood Conservation Overlay District and located at 1519 Carson Street.



1519 Carson Street – Location Map

To BOA: 4-10-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING

DISTRICTS: Residential-10 and Neighborhood Conservation Overlay District (Five Points East)



1519 Carson Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-10 and Neighborhood Conservation Overlay District

**Residential-10
Lot Dimensions**

Area (min)	4,000 SF
Width – interior lot (min)	45
Width – corner lot (min)	60'
Depth -	60'

Yard Type	Minimum Setback
Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

Five Points East NCOD

Maximum lot size: 13,067 Square feet

Front yard setback: Within 10% of the average front yard setback of houses on the same side of the block face as the new construction.

Maximum building height: 2 stories, 35 feet. Buildings may exceed 35 feet when the average height of houses on the same block face as the new construction exceeds 35 feet, and then the allowed height shall be within 10% of the average height of houses in the same block face as the new construction.

Sec. 7.1.2. Off-street parking requirement: Single-unit living – 2 spaces per unit.

Application for Variance



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (if more space is needed, submit addendum on separate sheet):</p> <p>A front setback of 18' (20.5' from old right of way). Reduce the rear setback to 15'. I am asking for a 7.5' front yard setback variance that results in an 18' front yard setback and I am asking for a 5' back yard variance that results in a 15' setback. Also seek complete relief from off-street parking.</p> <p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p> <p>S-59-16, 486625</p>	<p>Transaction Number</p> <p>A-43-17</p>

GENERAL INFORMATION			
Property Address 1519 Carson Street		Date 3-3-17	
Property PIN 1704-87-1537	Current Zoning R-10 w/NCOD		
Nearest Intersection Carson St./Sunrise Avenue		Property size (in acres) 0.21 ac	
Property Owner Patricia Edgerton	Phone 919-781-2669	Fax	
Owner's Mailing Address 501 Polk St, Raleigh, NC 27604	Email patedge2002@yahoo.com		
Project Contact Person Patricia Edgerton	Phone 919-781-2669	Fax	
Contact Person's Mailing Address 501 Polk St., Raleigh, NC 27604	Email pattedge2002@yahoo.com		
Property Owner Signature	Email patedge2002@yahoo.com		
<p>Notary</p> <p>Sworn and subscribed before me this <u>3rd</u> day of <u>March</u> <u>2017</u></p>	<p>Notary Signature and Seal</p>		

I declare that this survey complies with the North Carolina Standards of Practice for Surveying (section . 1600) for class A surveys and that the calculated ratio of precision before adjustments is 10,000+. Furthermore, building corners shown are primary control monumentation for the reestablishment of property corners in the absence of grid monuments and other subdivision property corners. This survey is not to be recorded without the written authorization of the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot to the person(s) shown on this map.

, Professional Land Surveyor

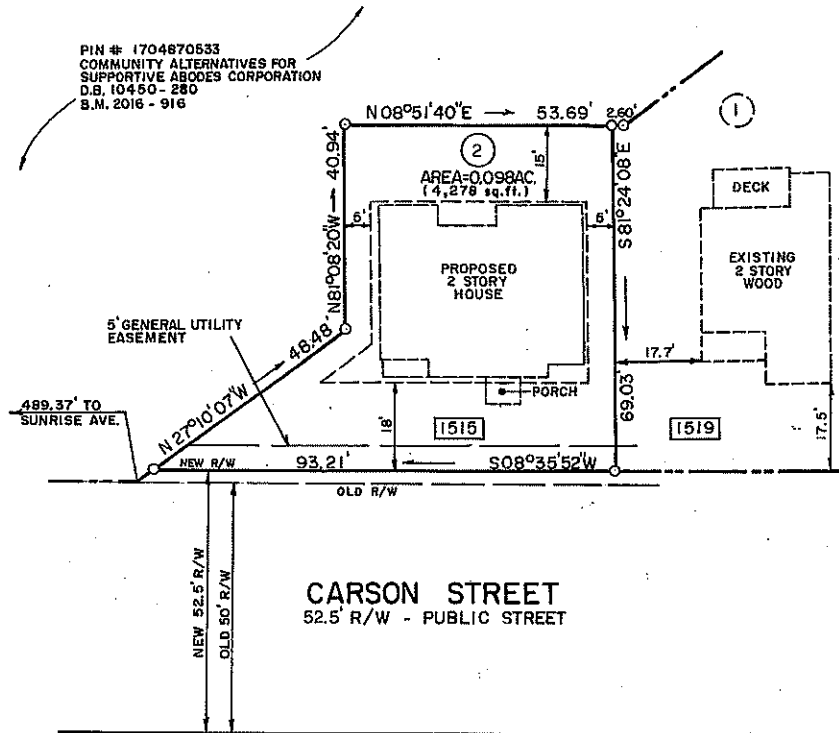
- Notes: 1) North arrow is referenced to recorded document shown above unless denoted otherwise.
 2) House ties are radial to property lines unless shown otherwise.
 3) Underground pipes not located with this survey.
 4) All areas are computed by coordinates.
 5) Flood plain statement attached separately, if requested, and not part of this survey.
 6) This property may be subject to the Neuse River Buffer.

LEGEND:

- O = EXISTING IRON PIPE
 ● = NEW IRON PIPE
 P = PORCH, S = STOOP, SH = SHED
 X-X = FENCE, R = RADIUS
 --- = CREEK (APPROX. LOCATION)
 -E- = OVERHEAD ELECTRIC LINE
 LP = LIGHT POLE, PP = POWER POLE
 PK = MASONRY NAIL, MH = MANHOLE
 LBS = LOCATION BY SCALE
 C = CHIMNEY, ■ = ELECT. TRANSFORMER
 L = ARC LENGTH, CH = CHORD LENGTH
 YI = YARD INLET, DI = DROP INLET
 D = DECK, FH = FIRE HYDRANT
 N/F = NOW OR FORMERLY
 DU = DESTINATION UNKNOWN
 OU = OWNERSHIP UNKNOWN
 [] = ADDRESS

REFERENCES:

- PIN # 170471546
- REID 0444077
- D.B. 16427-439



SURVEY FOR

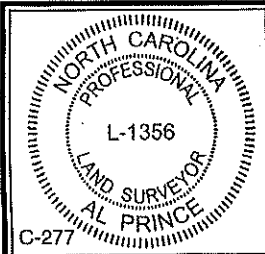
PATRICIA LANE EDGERTON

WAKE COUNTY, NORTH CAROLINA

DATE: 02 MARCH 2017

TOWNSHIP: RALEIGH

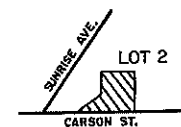
SCALE: 1" = 30'



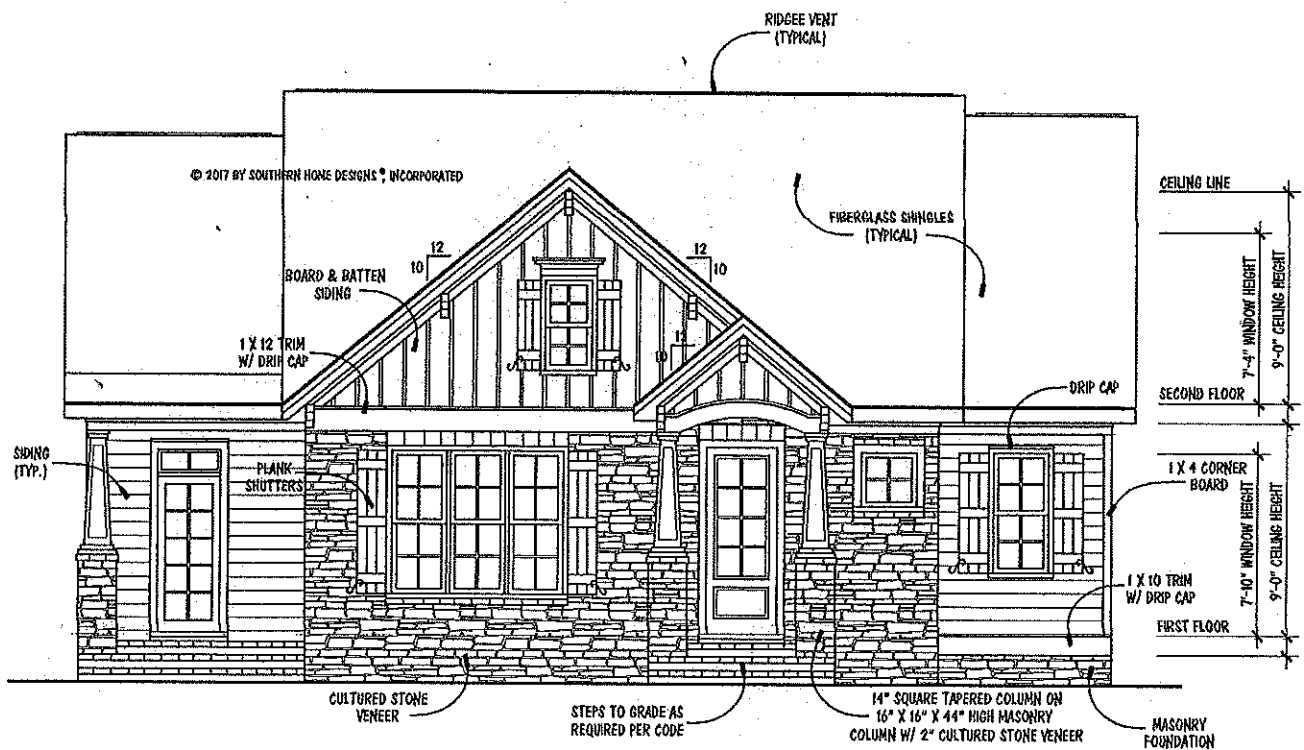
AL PRINCE & ASSOCIATES, P.A.

ENGINEERS-SURVEYORS-PLANNERS

P.O. BOX 44, 27512-0044
 209 NEW EDITION COURT
 CARY, NORTH CAROLINA, 27511
 PH. 919-467-3545 FAX 919-467-8607

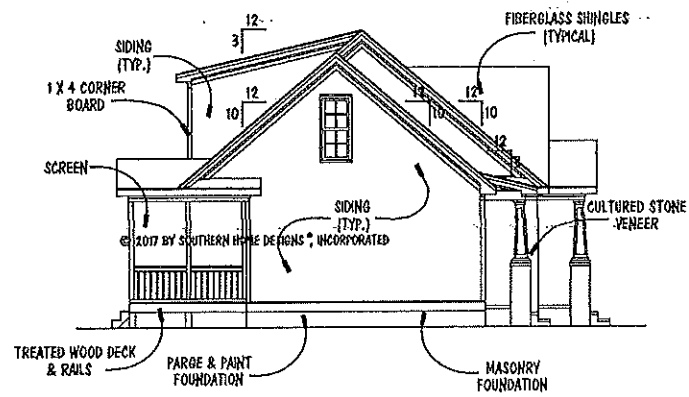


VICINITY MAP N.T.S.



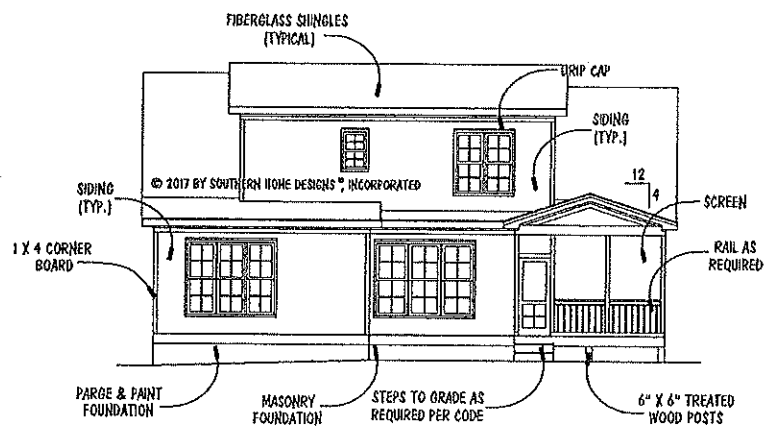
FRONT ELEVATION

FULL SIZE SCALE: 1/4" = 1'-0"
 HALF SIZE SCALE: 1/8" = 1'-0"



LEFT ELEVATION

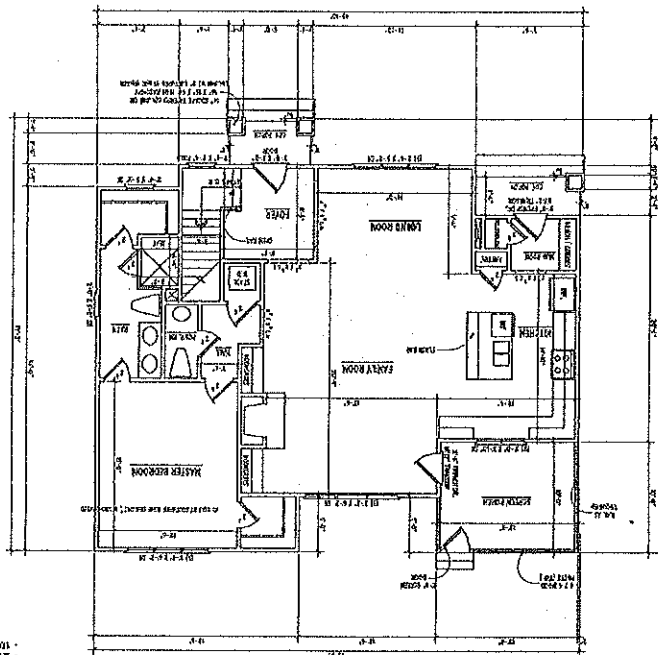
FULL SIZE SCALE: 1/8" = 1'-0"
 HALF SIZE SCALE: 1/16" = 1'-0"



REAR ELEVATION

FULL SIZE SCALE: 1/8" = 1'-0"
 HALF SIZE SCALE: 1/16" = 1'-0"

SQUARE FOOTAGE	
1214	NET AREA
1214	SECOND FLOOR
1214	TOTAL
1214	NET AREA
1214	SECOND FLOOR
1214	TOTAL
1214	NET AREA
1214	SECOND FLOOR
1214	TOTAL



NOTES:
 - ALL DIMENSIONS IN FEET AND INCHES
 - DIMENSIONS IN PARENTHESIS ARE TO MATCH

C M S

P.O. Box 780
KNIGHTDALE, NC 27545
E-MAIL: info@cmsengineering.net

ENGINEERING

OFFICE: 919.833.0830
FAX: 919.833.1926

MAILING INVENTORY

The following are all the persons, firms, property owner's associations, corporations, entities or governments owning either the subject property or property adjacent to or within one hundred (100) feet (excluding rights-of-way) of the subject property (includes front, rear, sides and across the street). (IMPORTANT: INCLUDE PIN (Parcel Identification Number) WITH NAMES, ADDRESSES AND ZIP CODES). Indicate if the property is owned by a condominium owners association.

Name Street Address City, State, Zip Code Wake Co. Property ID No. (PIN)	Patricia L. Edgerton 501 Polk Street Raleigh, NC 27604 1704-87-1626	Tuan T. & Debra Ta 107 Revival Way Raleigh, NC 27608 1704-87-0709
Kathleen Hulbert 499 Caribbean Blvd. Key Largo, FL 33037 1704-87-1710	Jessica Margaret Fay 1529 Carson Street Raleigh, NC 27608 1704-87-1705	Robert & Joy Mataxis 1528 Carson Street Raleigh, NC 27608 1704-87-2771
Norfolk Southern Railway Co. 110 Franklin Rd SE Roanoke, VA 24042 1704-87-2682 1704-87-3532 1704-87-3204	Carol L. Ashcraft 1522 Sunrise Ave. Raleigh, NC 27608 1704-87-1336	Megan G. Feather Trustee Megan G. Feather Trust 1524 Sunrise Ave. Raleigh, NC 27608 1704-87-0367
Kathryn & Davis Schiller 3100 Fairhaven Court Raleigh, NC 27612 1704-87-0431	Freiderich Vogel, Jr. 1522 Sunrise Ave. Raleigh, NC 27608 1704-87-0405	Community Alternatives for Supporting Abodes Corp. P.O. Box 12545 Raleigh, NC 27605 1704-87-0533
Lori Hendrickson 1526 Sunrise Ave. Raleigh, NC 27608 1704-77-9575	George & Bridget Harter 2406 Oxford Rd. Raleigh, NC 27608 1704-77-9549	Meredith Steadman 1530 Sunrise Ave. Raleigh, NC 27608 1704-77-9613